



PLANNING – FLOOD INFORMATION

Flood mapping of the York Townsite has been prepared to identify areas likely to be inundated in a '1 in 100 year' flood event. This area is known as the 'Flood Fringe'. However it is important to note that a more severe flood may affect land that is outside of the Flood Fringe area.

DEFINITIONS

Flood Fringe: means the area of the floodplain, outside the main floodway, which is affected by flooding.

Floodplain: means the portion of a river valley next to the river channel that is or has been periodically covered with water during flooding.

Floodway: means the river channel and portion of the floodplain which forms the main flow for floodwaters once the main channel has overflowed.

AVON RIVER FLOOD FRINGE

Notwithstanding anything elsewhere appearing in the York Town Planning Scheme No 2 development of land identified in the Avon River Flood Study adopted by the Department of Water as within the extent of the 100 year flood fringe shall be subject to the following:

- (a) Proposed development that is located within the floodway (i.e. filling, building, or any land improvements) and is considered obstructive to major river flooding as determined by the appropriate State Government water agency and the local government and shall not be permitted.
- (b) For land within the designated flood fringe development or endeavours thereto shall require planning consent in addition to a building licence (including a sing house).
- (c) In determining an application for planning consent the local government shall consult with the appropriate State Government water agency and State Government environmental conservation agency.
- (d) Any application for development or land use shall require a Notification pursuant to section 70A of the Transfer of Land Act 1893 (as amended), or a similar legal instrument, to be placed on title of the land to the effect that the land is subject to inundation during a flood event.
- (e) Any habitable building to be located within the flood fringe boundary shall have a minimum floor level of 500 millimetres above the adjacent 100 year ARI flood level, as determined from time to time by the relevant State Government department.
- (f) The erection of a fence within the floodway is permitted providing it is of a non-obstructive nature to flood flows, such as post and rail fencing, so that it does not alter the direction of natural water flows nor retain surface water that may affect adjoining properties.
- (g) At the local government's discretion, where proposed non habitable development is in the flood fringe, but within a designated heritage streetscape area, a minimum floor level of 300mm above the centre of the road fronting the property may be approved.
- (h) Any developments proposed in the flood fringe should consider potential opportunities for environmental improvements and rehabilitation.

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